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HOUSING RENTAL AGREEMENT

Address _____

THIS AGREEMENT is made this ____ day of _____, by and between _____, herein called "Landlord," and _____, herein called "Tenant." Landlord hereby agrees to rent to Tenant the real property located in the City of _____, State of _____, described as follows: _____. Lease commences on the 1st day of _____ and monthly thereafter until the _____th day of _____, at which time this agreement is terminated. Landlord rents the demised property to Tenant on the following terms and conditions:

1. Rent

Tenant agrees to pay Landlord as base rent the sum of \$ _____ per month, due and payable monthly in advance on the first day of each month during the term of this agreement. Rent must be received by 5:00 p.m. If the rent has not been received by 9:00 a.m. on the second of the month, then a seven (7) day notice will be posted.

2. Payment of Rent

Monthly rent payments may be paid by check until the first check is dishonored and returned unpaid. Rent shall be made payable to _____ and hand delivered (or sent by mail at Tenant's risk) to Landlord at _____. Any rents lost in the mail will be treated as if unpaid until received by Landlord.

3. Bad-Check Servicing Charge

In the event Tenant's check is dishonored and returned for any reason to Landlord, Tenant agrees to pay as additional rent the sum equal to thirty-five dollars (\$35) for each occurrence. This amount shall be in addition to all late fees, if check is not paid prior to the first of the month. If for any reason a check is returned or dishonored, all future rent payments must be cash or money order.

4. Use

Tenant agrees to use the property only as a residence for self and those persons identified below.

_____.
Landlord will hold Tenant solely responsible for all damages to property or for violations against this rental agreement.

5. Appliances

The house is rented with the following appliances: Refrigerator and Stove. Other appliances that may be included in the rental property are the sole responsibility of Tenant to maintain. Landlord will not be responsible for the maintenance of these other appliances and does not warrant the condition of these appliances.

6. Repair Policy

Tenant shall use customary diligence in care of the Property. All minor repairs are expected to be performed by or at the direction of Tenant, at the sole responsibility of Tenant. Any and all repairs made at the direction of Tenant shall be done by a competent professional, or by Tenant provided that Tenant is capable and qualified to make said repairs. All repairs shall be done in compliance with all applicable codes and regulations. Any repair that is estimated to cost more than fifty dollars (\$50) must receive permission of Landlord prior to being made. Under no circumstances will Landlord be responsible for any improvements or repairs costing more than \$50 unless Tenant is given written authorization to make repairs or improvements in advance.

7. Occupancy

Tenant is to maintain the dwelling unit as follows:

- a) Comply with all obligations primarily imposed upon Tenant by applicable provisions of building codes materially affecting health and safety.
- b) Keep that part of the property that Tenant occupies and uses as clean and safe as the condition of the property permits.
- c) Dispose from the dwelling unit all rubbish, garbage, and other waste in a clean and safe manner.
- d) Keep all plumbing fixtures in the dwelling unit as clean as their condition permits.
- e) Use in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air-conditioning, and other facilities and appliances, including elevators, on the property.
- f) Not deliberately or negligently destroy, deface, damage, impair, or remove any part of the property or knowingly permit any person to do so.
- g) Not disturb neighbors' peaceful enjoyment of the property.

8. Security Deposit

Tenant has deposited with, and Landlord acknowledges receipt of, \$ _____ as a Security Deposit. This Security Deposit is to guarantee the return of the property to Landlord in the same or better condition as when accepted by Tenant, reasonable wear excepted, and to satisfy any obligations of Tenant unfulfilled at the termination of this Rental Agreement, as specified herein. Satisfactory compliance with this section includes removing all trash and belongings of Tenant. If any provision of this Rental Agreement is violated, the Security Deposit is forfeited. The Security Deposit may not be applied by Tenant as payment for any rent due to Landlord. Should Tenant be responsible for damage and/or loss of value to the property greater than the value of the Security Deposit, Tenant hereby agrees to reimburse Landlord for such loss immediately upon the presentation of a bill for said damage and/or loss. Landlord shall return the balance of said Security Deposit, if any, to Tenant at Tenant's forwarding address, upon Tenant's vacating the property and

9. Alterations

10. Vehicle Policy

11. Utilities

12. Access to Property

13. Full Disclosure

Accepted this _____ day of _____.

, Landlord

, Tenant

, Tenant

, Tenant

, Tenant

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